

PB# 91-30

PANDARANG PRAHBU, MD

SBL 17-4-1.4.2

DR. PRAHBU SITE PLAN
RT. 9W (KARTIGANER)

#91-30

Approved 7/19/96

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

12377
December 6 1991

Received of Dr. M. P. Prabhu \$ 150.00

One Hundred Fifty and 00/100 DOLLARS

For Planning Board Application Fee # 91-30

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Ch # 003219</u>		<u>150.00</u>

By Pauline H. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

12378
December 6 1991

Received of Pauline H. Townsend \$ 750.00

Seven Hundred Fifty and 00/100 DOLLARS

For Dr. M. P. Prabhu Planning Board Escrow # 91-30

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Ch # 003220</u>		<u>750.00</u>

By Juan Zappala
Deputy Comptroller
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12553

15666
July 19 1996

Received from Dr. M. P. Prabhu \$ 100.00

One Hundred and 00/100 DOLLARS

For Planning Board Approval Fee # 91-30

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Ch # 3329</u>		<u>100.00</u>

By Dorothy N. Hargreaves
Town Clerk
TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

DISTRIBUTION: V

FUND	CODE	AMOUNT
Chk # 003219		150.00

Williamson Law Book Co., Rochester, N. Y. 14609

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Town Clerk
 Title

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TOWN OF NEW WINDSOR
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12378
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 TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Have Drew Kart fees 6/18/96
 6/14/96
 Mark's fee?
 \$158.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/19/96

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 91-30

NAME: PRABHU, PANDRANG, M.D.-OFFICE
APPLICANT: PRABHU, PANDRANG, M.D.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/19/96	PLANS STAMPED	APPROVED
05/22/96	P.B. APPEARANCE	LA:ND WVE. PH APPR
03/06/96	WORK SESSION APPEARANC	REVISE & RESUBMIT
04/26/95	P.B. APPEARANCE . REVISE AND RETURN TO WORKSHOP	MARK TO SEND COR LTR
04/05/95	WORK SESSION APPEARANCE	REVISE PLAN
12/11/91	P.B. APPEARANCE	REFER TO Z.B.A.
12/03/91	WORK SESSION APPEARANCE	SUBMIT APPLICATION

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/19/96

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 91-30

NAME: PRABHU, PANDRANG, M.D.-OFFICE
APPLICANT: PRABHU, PANDRANG, M.D.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	--AMT-PAID	--BAL-DUE
12/05/91	SITE PLAN MINIMUM	PAID		750.00	
12/11/91	P.B. ATTY. FEES	CHG	10.00		
12/11/91	P.B. MINUTES	CHG	9.00		
04/26/95	P.B. ATTY. FEES	CHG	35.00		
04/26/95	P.B. MINUTES	CHG	18.00		
05/22/96	P.B. ATTY. FEES	CHG	35.00		
05/22/96	P.B. MINUTES	CHG	27.00		
06/17/96	P.B. ENGINEER	CHG	158.00		
07/18/96	RET. TO APPLICANT	CHG	458.00		
		TOTAL:	750.00	750.00	0.00

*Please issue a check in
the amount of \$458.00 to:*

*M. P. Prabhu, M.D.
261 Rt. 9W
New Windsor, N.Y. 12553*



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: DR. PRABHU SITE PLAN
PROJECT LOCATION: NYS ROUTE 9W
SECTION 17-BLOCK 4-LOT 1.4.2
PROJECT NUMBER: 91-30
DATE: 22 MAY 1996
DESCRIPTION: THE APPLICATION INVOLVES A PREVIOUSLY APPROVED HOME PROFESSIONAL OFFICE, NOW TO BECOME A PROFESSIONAL OFFICE WITHOUT THE RESIDENCY IN THE BUILDING. THE PLAN WAS MOST RECENTLY REVIEWED AT THE 26 APRIL 1995 PLANNING BOARD MEETING.

1. The latest plan submitted addresses all previous engineering comments, although a few corrections are required to the "provided" portion of the bulk table. These corrections should be included on the final plan to be stamped.
2. The Planning Board has received an updated (revised) Short Environmental Assessment Form for the project. It is my recommendation that the Board assume the position of Lead Agency under the SEQRA review process and consider a Negative Declaration.
3. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
4. Once all the above procedural items are completed, I am aware of no reason why this application could not receive final site plan approval.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:PRABHU.mk

May 22, 1996

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DR. PRAHBU SITE PLAN (93-30) RT. 9W

Mr. Drew Kartiganer appeared before the board for this proposal.

MR. KARTIGANER: This went before the planning board a long time ago and what happened was it was requested rather than go for variance it came up to the Planning Board's attention that a number of different people were requesting the same type of thing. It was suggested from the planning board to the town board that they go for a zone change, a number of parcels were changed on zone and then this kind of fell through the cracks about, whether or not we had to get a site plan approval, we were reminded of it by Myra and we're now before you asking for a site plan approval. In essence, what we're asking for here is Dr. Prahbu had his office there originally, it was a home office use, and now he's asking to have it approved for just an office use, independent of the home office condition. When he first went for his home office use, he did a number of different changes to the site plan to accommodate that accordingly to what normally would be required for offices that was done and all that work conformed with the requirements that we currently have in terms of the NC zone which this is now a part of. Those things that it doesn't conform with, it never conformed with, never would conform with specific reference to the front yard setback which it can't meet, it was a pre-existing use, it can't meet the 40 foot setback from the front. We meet the parking space requirements, parking spaces are in place, they meet the New Windsor code, there's two handicapped parking spaces, there's enough spaces for two doctors, three exam rooms, medical dental clinic is allowed in the NC zone.

MR. PETRO: Wants to take the residence out and make it all offices?

MR. KARTIGANER: Yes.

MR. PETRO: The office that is going to replace the residence, correct, is that, Mark, is that going to require more parking than the residence had required or

May 22, 1996

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less?

MR. EDSALL: I'm not sure how the original calculation was done, but I know that they've shown the parking calculation for this use and this combination of areas and I don't believe there's any problem with it.

MR. PETRO: So basically, my point is a moot point, you're saying it meets it no matter what?

MR. EDSALL: Yeah, the current application is fine so however they might of mixed it as far as combination of uses, that really becomes irrelevant.

MR. STENT: Is their building just south of Stewart's Furniture?

MR. LANDER: Yeah.

MR. KARTIGANER: I have pictures of the site they were taken a while ago. Significant portion of the site in the back is just left open, it's a mixture of wet and not wet, there is a drainage culvert that goes under the parking lot.

MR. KARTIGANER: In essence, he's proposing no changes to the building as it stands right now. And it's a distance from, I mean, in essence, there's no changes to what it was before.

MR. LANDER: Is it on the record whether or not we had a site visit for this?

MR. PETRO: Myra?

MR. LANDER: This was last--

MS. MASON: No, it didn't.

MR. KARTIGANER: Last time before you was '91 or '92.

MR. DUBALDI: I don't think we ever did.

MR. LANDER: I don't remember being at the site, I know where it is.

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May 22, 1996

MR. PETRO: Since then, obviously the town board has changed it from residential to commercial.

MR. KARTIGANER: It was a residential zone, now it's neighborhood commercial zone.

MR. BABCOCK: NC.

MR. PETRO: Just wants to get clarified on the site plan, it's permitted in the zone?

MR. EDSALL: Yes.

MR. PETRO: Also eliminates the need to have the living quarters, everything else stays the way it is, nothing's changing.

MR. KARTIGANER: He had sufficient lighting, sufficient parking, the drainage drains off to the back and drains back into drainage off the street.

MR. LANDER: Now there's two entrance drives to this or--

MR. KARTIGANER: No, there's only one. There's only one I can verify that that may have been in the previous survey, may have been where it was before but there's only one now.

MR. LANDER: On file we have DOT permit for that too.

MR. KARTIGANER: Mark was going to look at that.

MR. EDSALL: I believe why he had gotten, Ron, approval when they'd the initial construction. I have not referred it over to DOT at this point as much as they are proposing any construction really, just reclassifying it because of the rezoning.

MR. LANDER: Because the construction was in '91, in '91 or '92.

MR. PETRO: We have highway approval on 5/14/96 and fire approval on 5/14/96.

May 22, 1996

MR. DUBALDI: Make a motion we take lead agency under the SEQRA process.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency for the Dr. Prahbu site plan on Route 9W. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER
MR. DUBALDI
MR. LUCAS
MR. STENT
MR. PETRO

AYE
AYE
AYE
AYE
AYE

MR. PETRO: Seeing how this is already operating as a doctor's office, correct?

MR. KARTIGANER: Yes.

MR. PETRO: And obviously, the people around it, we had public hearing the first time, did he have a residence on one side?

MR. LUCAS: So there's a couple residences but north you have the apartment building and Stewart's.

MR. PETRO: They are filling land in right next to it.

MR. KARTIGANER: Someplace near it, yes, they are.

MR. LUCAS: South of it.

MR. PETRO: In my opinion, it's been operating as a doctor's office for six years now, hasn't been any complaints, any complaints to the building department?

MR. BABCOCK: No.

MR. LUCAS: We don't need a public hearing.

May 22, 1996

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MR. PETRO: Anybody else have a comment?

MR. DUBALDI: I don't really think we need a public hearing.

MR. LANDER: No, not on 9W.

MR. DUBALDI: Make a motion we waive the public hearing.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor planning board waive public hearing for the Dr. Prahbu site plan on Route 9W. Is there any further discussion from the board members? If not, call call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. LUCAS	AYE
MR. STENT	AYE
MR. PETRO	AYE

MR. PETRO: Mark, do you have any outstanding comments that you can see wrong with the plan before we proceed?

MR. EDSALL: No, again, I'm looking at it very much like yourself, Mr. Chairman, that it is an existing site and we're not aware of any operational problems so I'm just looking for more as a reclassification because of the new zoning.

MR. PETRO: I understand. With that, can I have a motion?

MR. DUBALDI: Declare negative dec, motion we declare negative dec under the SEQRA process.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Dr. Prahbu site plan on Route 9W. Is there any further

May 22, 1996

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discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. LUCAS	AYE
MR. STENT	AYE
MR. PETRO	AYE

MR. STENT: Make a motion we grant final site plan approval to the Dr. Prabhu site plan.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Dr. Prahbu but site plan on Route 9W. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. LUCAS	AYE
MR. STENT	AYE
MR. PETRO	AYE

RESULTS OF P.B. MEETING

DATE: May 22, 1996

PROJECT NAME: Dr. Prabhu PROJECT NUMBER 91-30

LEAD AGENCY:

* NEGATIVE DEC:

M) Q S) LU VOTE: A 5 N 0

* M) Q S) S VOTE: A 5 N 0

CARRIED: YES ✓ NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) Q S) S VOTE: A 5 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S S) Q VOTE: A 5 N 0 APPROVED: 5-22-96

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Cost estimate ? NO (MA)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/22/96

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 91-30

NAME: PRABHU, PANDRANG, M.D.-OFFICE

APPLICANT: PRABHU, PANDRANG, M.D.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	05/06/96	MUNICIPAL <u>HIGHWAY</u>	05/14/96	APPROVED
REV2	05/06/96	MUNICIPAL WATER	05/14/96	APPROVED
REV2	05/06/96	MUNICIPAL SEWER	/ /	
REV2	05/06/96	MUNICIPAL <u>FIRE</u>	05/14/96	APPROVED
REV1	04/20/95	MUNICIPAL HIGHWAY	05/06/96	SUPERSEDED BY REV2
REV1	04/20/95	MUNICIPAL WATER . EXISTING WATER SERVICE - CALL	04/21/95	APPROVED WATER DEPT FOR LOCATION
REV1	04/20/95	MUNICIPAL SEWER	05/06/96	SUPERSEDED BY REV2
REV1	04/20/95	MUNICIPAL FIRE	04/24/95	APPROVED
REV1	04/20/95		05/06/96	SUPERSEDED BY REV2
REV1	04/20/95		05/06/96	SUPERSEDED BY REV2
ORIG	12/06/91	MUNICIPAL HIGHWAY	04/20/95	SUPERSEDED BY REV1
ORIG	12/06/91	MUNICIPAL WATER	12/16/91	APPROVED
ORIG	12/06/91	MUNICIPAL SEWER	04/20/95	SUPERSEDED BY REV1
ORIG	12/06/91	MUNICIPAL SANITARY	04/20/95	SUPERSEDED BY REV1
ORIG	12/06/91	MUNICIPAL FIRE	12/11/91	APPROVED
ORIG	12/06/91	PLANNING BOARD ENGINEER	04/20/95	SUPERSEDED BY REV1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/22/96

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 91-30

NAME: PRABHU, PANDRANG, M.D.-OFFICE
APPLICANT: PRABHU, PANDRANG, M.D.

---DATE---	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/06/96	WORK SESSION APPEARANC	REVISE & RESUBMIT
04/26/95	P.B. APPEARANCE . REVISE AND RETURN TO WORKSHOP	MARK TO SEND COR LTR
04/05/95	WORK SESSION APPEARANCE	REVISE PLAN
12/11/91	P.B. APPEARANCE	REFER TO Z.B.A.
12/03/91	WORK SESSION APPEARANCE	SUBMIT APPLICATION

April 26, 1995

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REGULAR ITEMS:DR. PRABHU SITE PLAN (91-30) RT. 9W

Drew Kartiganer appeared before the board for this proposal.

MR. KARTIGANER: Basically, what's happened here is we came before you three or four years ago for a site plan approval. We were looking for a variance. Dr. Prabhu has a house and that he has medical offices in, if anybody would like to see the pictures, here's a picture of the site. What was suggested at that time is review and discussion about changing the zone as opposed to getting a variance for the use. It was an R-4 zone and it's on 9W south and what came out of it was the Planning Board submittal was kind of put on hold and they went to a zone change and Dr. Prabhu's site was one of sites changed to an NC zone. What's occurred now and I'll take the blame for this, it allows me to come back to finalize the site plan approval for the location. Dr. Prabhu has an office, that is, it's a medical office, he has three or four examination rooms. He has 11 parking spaces, meets everything in the NC zone, except for setback condition which was pre-existing. We have marked that on the zoning bulk regulations. If you review the NC zone section, there's no use that can meet that setback requirement. The setback being 38.4 feet so basically, we would ask that that be granted as an as-of-right condition as opposed to requiring a variance because it doesn't matter what use you gave us, we would still be required to, it still would be non-conforming. It's very simple and straightforward.

MR. VAN LEEUWEN: You're going to have to go to the Zoning Board.

MR. PETRO: No, no, Mark, do you want to touch on that real quickly please?

MR. VAN LEEUWEN: He's changing the use of the building, right?

MR. EDSALL: You have got a condition where the

existing building location relative to front yard setback is less than any front yard setback permitted by the zone that the town created around the property after the building was built. So, in effect, formally in that case we did look at it as a pre-existing non-conforming condition because the building's already there and the town created the zoning of the existing building and again, I remind you that there is no use in the NC zone that would permit a setback as it currently exists. So my suggestion is as we have done in the past, accept it as pre-existing non-conforming.

MR. VAN LEEUWEN: Mark, doesn't that change when you change the use?

MR. EDSALL: If you have a use which has a permitted or a conforming front yard setback and you propose to change the use within a zone, and it then creates a non-conformance, then you're talking something that is conforming and making it non-conforming. We normally handle that as being you created your own problem when you have a front yard setback for a building that is already there and it doesn't comply with anything in the zone that the town just created, historically, we have said that is pre-existing non-conforming again, I'm obviously not the attorney for the Zoning Board but I am just repeating what I believe is the normal case.

MR. PETRO: What's your first name?

MR. KARTIGANER: Drew.

MR. PETRO: There is a number of notes that Mark has on his review you haven't seen them?

MR. KARTIGANER: No, I haven't.

MR. PETRO: Some of the bulk table information is not correct, also the parking calculation is not correct because the doctor's use is different other than a professional office, doctors are not classified as in the calculation for parking. That is a couple minor ones. Also the plan, the parking spots are not correct. We require 10 by 20, you have 18 by 10, that would also have to be corrected and the handicapped

parking space would have to be corrected to meet State Code and DOT. Number 5, the board should determine if any additional information is required. I really think that you are stepping up the units obviously before with the home office end, we weren't as tight with restrictions as it would be with an office building. So with that, I would suggest if we have anything here in the way of lighting, drainage, shrubbery, landscaping, do you have any plans to show us or can you discuss what you plan on doing on the site?

MR. KARTIGANER: No, there wasn't any.

MR. PETRO: Make a note of that and maybe show us some landscaping, I don't know if we need a lighting detail but there is no mention on that.

MR. VAN LEEUWEN: There should be a light in the parking lot, at least one or two.

MR. LANDER: We need a site plan, that is what you're trying to tell him.

MR. PETRO: Basically, yes.

MR. EDSALL: Normally, what we try to accomplish on the lighting is someplace in the two to four foot candle range and in most of the parking area and normally what we suggest when it's in areas adjoining residential districts, which this is toward the back, is that the parking lot lights be on timers, that is really nothing more extensive than that.

MR. PETRO: Mark, the board at this time would be--there's more than one agency, if you can send a letter, coordination letter to the identified agencies involved, please?

MR. EDSALL: Okay, I'll take care of that.

MR. VAN LEEUWEN: I'd like to make a motion to declare ourselves lead agency.

MR. DUBALDI: Second it.

MR. EDSALL: You can't do that with a lead agency that is being coordinated. We need to send the letter.

MR. PETRO: Certain number of days.

MR. EDSALL: Then if no one else indicates that.

MR. VAN LEEUWEN: I am reading your notes here.

MR. PETRO: No, no, no, I suggested a letter.

MR. EDSALL: Issue a coordination letter, just a brief explanation whenever there is more than one involved agency, meaning that there is more than one agency giving permits, you have to, you have got to go to the county, not an involved agency, they have no authorization for approval. They just are an interested agency. When there is more than one involved agency, you have to coordinate for lead agency.

MR. PETRO: For the minutes, tell us what the involved agencies are.

MR. EDSALL: Involved agencies would be DOT and obviously this board, it's anyone who has to issue an approval, effectively that's probably a more clear explanation.

MR. PETRO: As far as number 7 with the public hearing I want to table that at this time. You pulled back the motion by the way, correct for the--

MR. VAN LEEUWEN: Yes.

MR. DUBALDI: I withdrew my second.

MR. PETRO: Until we see a site plan we're going to hold off on the public hearing and we need a normal site plan and if you take a copy of Mark's comments along with the ones you suggested tonight, you can come up with a fairly good outline. Thank you.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
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507 Broad Street
Milford, Pennsylvania 18337
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: DR. PRABHU SITE PLAN
PROJECT LOCATION: NYS ROUTE 9W
SECTION 17-BLOCK 4-LOT 14.2
PROJECT NUMBER: 91-30
DATE: 26 APRIL 1995
DESCRIPTION: THE APPLICATION INVOLVES THE CONVERSION OF A HOME PROFESSIONAL OFFICE TO A PROFESSIONAL OFFICE BUILDING (WITHOUT THE RESIDENCY IN THE BUILDING). THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 11 DECEMBER 1991 PLANNING BOARD MEETING, AT WHICH TIME IT WAS REFERRED TO THE ZONING BOARD OF APPEALS.

1. At the time the application was made, the property was located within the R-4 Zoning District. Since that time, portions of the area along Route 9W have been rezoned to a Neighborhood Commercial (NC) Zone. This property is now included in the NC Zoning District.

Previously, the proposed use was not a use by right or by special permit; hence, the referral to the ZBA. Now that the property is within the NC Zoning District, the use is Use By Right A-15 for the zone (as such, a variance from the ZBA is no longer necessary).

2. The site plan appears to comply with the minimum bulk requirements, with the exception of the front yard setback, which is a pre-existing non-conforming condition. Regarding the bulk table, I have the following comments:
 - a. Note 4 under the bulk table should be revised to simply indicate that the front yard condition is a pre-existing non-conforming condition.
 - b. A "provided" floor area ratio value should be indicated.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: DR. PRABHU SITE PLAN
PROJECT LOCATION: NYS ROUTE 9W
SECTION 17-BLOCK 4-LOT 14.2
PROJECT NUMBER: 91-30
DATE: 26 APRIL 1995

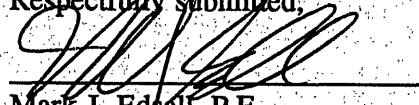
- c. It is my understanding that the proposed use is a doctors office. As such, the parking calculation is not based on a gross floor square footage value.
 - d. If the use is the doctors office (medical clinic), the use referenced in the bulk table should be corrected to indicate the correct use, referencing the bulk table classification number (A-15).
3. The plan, by note, indicates that the parking spaces are 18' x 10'. This does not comply with the Town requirement of 10' x 20'. As well, the 13' dimension for the handicapped parking space is not correct, nor dimensionally accurate based on the current State Code and ANSI Standards. A proper handicapped parking space detail, including sign, should be on the plan.
 4. Notwithstanding the fact that this is an existing residence with accessory use, it is my opinion that the plan should be referred to the NYSDOT since a "full" commercial use is proposed and a site plan application has been made.
 5. The Board should determine if any additional information is required with regard to landscaping or lighting. If any other additional information is required for the plan, the Board should identify the required information, such that the Applicant's Architect can include same on the subsequent plan submitted.
 6. This application involves approvals from more than one (1) agency. As such, I suggest that the Board perform a coordinated review under SEQRA and authorize our office to issue a Lead Agency Coordination Letter to all identified involved agencies.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 3**

REVIEW NAME: DR. PRABHU SITE PLAN
PROJECT LOCATION: NYS ROUTE 9W
SECTION 17-BLOCK 4-LOT 14.2
PROJECT NUMBER: 91-30
DATE: 26 APRIL 1995

7. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
8. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk

A:PRABHU.mk

RESULTS OF P.B. MEETING

DATE: April 26, 1995

PROJECT NAME: Dr. Prabhu S.P. PROJECT NUMBER 91-30

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Correct Bulk Tables
Parking Calcs. & Parking sizes as per Mark's Comments
Need Landscaping & lighting on plans.

Mark to send letter of Lead Agency ^{D.O.T.} P. Board
Tabled decision for P.H.
Need normal S.P.

PLANNING BOARD FILE NUMBER: 91-30

MEMORANDUM FOR FILE

DATE: 1-22-96

On this date: I received a call from
Dr. Prabhu asking the status of this
application - I informed him that there
has not been any activity since April of 1995.

He said he would contact Drew Kartiganer
and try to finalize this.

(m)

April 20, 1995

Chairperson
Town of New Windsor Planning Board c/o
Myra Mason, Planning Board Secretary
555 Union Avenue
New Windsor, NY 12550

Project: Site Plan Approval
Dr. Prabhu

Drew A.
Kartiganer
Architect

Architecture
Interior Design
Planning

Dear Sir,

Attached are 7 copies of a revised site plan for my client, Dr. Pandrang Prabhu, offices at 261 Route 9W South in the Town of New Windsor.

The basis of the submittal is completion of the Site Plan approval process started in 1991. The actions taken since then is a change of zone by the Town of New Windsor for the site and area from R-4 (which required a Use Variance for the approval) to N.C. (Neighborhood Commercial) use. This zone allows the proposed use of the building for a Professional Office as proposed by Dr. Prabhu as of right.

The only outstanding item for approval is the front yard set back condition, which is non-conforming for this zone based on the existing set back. In review of the Ordinance, it is noted that this set back does not conform with any use in the NC zone, and would thus be non-conforming independent of the proposed use approval requested herein. Given same, we would suggest that this condition be considered a "Grandfathered Condition", and thus not require a variance for the site.

Otherwise, it is our understanding that the site meets all other conditions of the Zoning for this location, and would request that the site plan approval be granted based on same.

Sincerely yours,


Drew A. Kartiganer,
Architect.

di 11095
praside.ltr

555 Blooming Grove Tpk.
New Windsor, N.Y. 12553
914-562-4499

562-8828



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

February 23, 1995

Dr. Pandrang Prabhu
261 Rt. 9W - South
New Windsor, NY 12553

SUBJECT: PLANNING BOARD FILE #91-30
261 RT. 9W SOUTH - NEW WINDSOR, NY
APPLICATION FOR SITE PLAN APPROVAL

Dear Dr. Prabhu:

In a review of its old files, the Planning Board of the Town of New Windsor has uncovered an apparently open application in your name. Before the Board closes its file on this matter, it would like to give you an opportunity to be heard.

If you wish to pursue this matter, please contact the Board's Secretary at (914) 563-4615 between the hours of 8:30 to 4:30, Monday through Friday to be put on the next available agenda. If there is no contact within 30 days of the date of this letter, it will be assumed that you no longer wish to pursue this matter and the Board's file on this matter will be closed.

Your prompt attention to this matter is greatly appreciated.

Very truly yours,

Myra L. Mason

Myra L. Mason, Secretary for the
Planning Board

cc: James R. Petro, Jr. - P.B. Chairman
File #91-30

*3/13/95 - Spoke to Dr. Prabhu - told him he
needs S.P. Approval and to have his
engineer call me for a W.S. Appointment*
②

Fr.
Mar. 24th.
12:45 -
Dr. Fisher.

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

#1 ZBA
1-27-92
SET UP FOR PUBLIC
HEARING

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 91-30

DATE: Jan. 15, 1992

APPLICANT: Dr. Pandrang Prabhu

261 Rt. 9W - South

New Windsor, N.Y. 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 12-6-91

FOR (~~SUBDIVISION~~ - SITE PLAN) _____

LOCATED AT 261 Rt. 9W - South

_____ ZONE R-4

DESCRIPTION OF EXISTING SITE: SEC: 17 BLOCK: 4 LOT: 14.2

IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____

Use proposed not permitted in R-4 zone. Requires use
variance and area variances (if deemed necessary by
ZBA).


PLANNING BOARD CHAIRMAN

Mark J. Erdell for Chairman - Times Post

REQUIREMENTS	Proposed Doctor's office	PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE <u>R-4</u> USE			
MIN. LOT AREA		26,027 SF	
MIN. LOT WIDTH	45 FT	151 FT	
REQ'D FRONT YD		38.4 FT	
REQ'D SIDE YD.		16.3 FT	
REQ'D TOTAL SIDE YD.		69.4 FT	
REQ'D REAR YD.		196 FT	
REQ'D FRONTAGE		151 FT	
MAX. BLDG. HT.		16 FT	
FLOOR AREA RATIO		—	
MIN. LIVABLE AREA		—	
DEV. COVERAGE		— %	
O/S PARKING SPACES		11 SPACES	

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-565-8550) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, ~~P.B. FILE~~

DR. PRABHU SITE PLAN (91-30):

Mr. Drew Kartiganer came before the Board representing this proposal.

MR. KARTIGANER: Just as a point of reference I have a thing here but I have a picture of the site... The top picture shows the building. Basically what we are asking for right now is Dr. Prabhu, who is present, is looking to convert the entire building to professional offices for his doctor's offices. It is currently a residence with an accessory use as professional offices in R-4 zoning. We are told that we need Planning Board approval for this as Mark's letter and you are aware, we will also require a zoning variance for this because it is a nonconforming use in an R-4 zone. As a point of reference, I think we have a pretty good basis simply because, as you can look at the pictures and you are probably aware, it is a fairly high traffic road.

MR. VAN LEEUWEN: Does the doctor live there now.

MR. KARTIGANER: It is his current residence. He wants to move out and make it all office.

MR. VAN LEEUWEN: In other words, what you want is a turn down to the zoning ...

MR. KARTIGANER: That is what we are going to be requesting. My understanding is that we will have to come back to get your final approval in either case, so when you're doing that we would then ask, we have to go through for a variance a public hearing with the Zoning Board, so along with all that we would ask for a waiver of the public hearing for the Planning Board so we don't have to do that twice.

MR. VAN LEEUWEN: Well, let's see first how you make out with the Zoning Board.

MR. KARTIGANER: Yes sir, I understand.

MR. VAN LEEUWEN: Mr. Chairman, I make a motion to approve this site plan.

MR. DUBALDI: Seconded.

MR. SCHIEFER: What we are doing now is we're just going to send you to the Zoning Board and see how you make out there. A motion has been made and seconded to approve the site plan for Dr. Prahbu. Any discussion gentlemen? If not, we will vote on it.

ROLL CALL:

MR. PETRO	NO
MR. VAN LEEUWEN	NO
MR. MC CARVILLE	NO
MR. LANDER	NO
MR. DUBALDI	NO
MR. SCHIEFER	NO

MR. SCHIEFER: With this you are going to the ZBA and see what their comments are and then you will have to come back here to us.

January 27, 1992

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PRELIMINARY MEETING: PRABHU, PANDURANG

MR. FENWICK: This is a request for a use variance for doctor's office with no residence at 261 Route 9W South in an R-4 zone.

Mr. Drew Kartiganer came before the Board representing this proposal.

MR. KARTIGANER: You're looking at it what we have got is a drawing of the site plan in the upper left-hand corner got a bunch of location maps which show where it is, it's in an R-4 zone and we also have a zoning review in the bottom right-hand corner which we show what is existing in terms of provided, what is existing in terms of required and there is a, we also put down professional office requirements and neighborhood commercial requirements as a comparative study as a point of reference. We have some pictures of the site, anybody want to look at them?

I wrote a little statement unfortunately it's four pages long but it's basically -- we're requesting zoning variance for use only. Dr. Prabhu lives there now, current residence. His practice is such that it's increased significantly so that now at this point where his residence use is impacting on his office use and he wants to turn the whole thing into offices. We have got a site plan document and point of reference is noted on the drawing, if you turn this into professional office, the only variance that we don't comply with would be the use variance condition. We comply with the setbacks, we comply with the parking, we comply with, I don't know what else you -- maximum building height, floor area ration, offstreet parking requirements for offices including handicapped comply with lot areas and all those things.

When we did the comparative study, the only thing that if this was professional office use area, we'd comply with everything required for professional office. If this was NC use and we are using it for professional office, only thing we couldn't comply with are front yard setback requirements. We have 40 feet, we have got 38.6 setback. Since his business has increased significantly, that is causing the requirement and our

request. We have to demonstrate that the condition is not contrary to public interest. Due to site conditions and strict conditions imposes a practical difficulty and unnecessary hardship on the owner, Dr. Prabhu.

Some points I would note about the physical condition from, Dr. Prabhu is on 9W South so he has, you only get on this road, this residential lot and I'll use the word residential lot from one side of 9W. Which is a, we all know, I think, a 40 mile an hour zone that everybody goes 50 to 60 miles an hour. It's not particularly not positive residential site. You cannot access it from any of the residential lots in the back corners which are accessed actually off here and 94. It has not direct impact, we are not requesting additional building at this time. The building will stay as it is. I'm getting off my thing here.

As you're also aware there are a number of other sites along 9W that are commercial retail including industrial use that's directly across the street. We would ask the Board if you'll find these conditions and circumstances such that strict application of the zoning law restricts the owner from the use of his property. The access requirements, your noise requirements and all these other things, you know, people are going to want quiet streets, that is more conducive to an office use at this time.

So, point of reference, we feel that the granting of this variance will be in keeping with the harmony of the Local Law and this is a minimum variance under the regulations for the purposes requested and pose no undue hardship on surrounding. This is based on the following. Excepting for the use variance request all other conditions of the R-4 zone will be met on this site. Based upon current professional accessory use and the proposed professional office use, there are no major changes projected to the site for the project at this time. Impact of the proposed project use is minimal to surrounding sites given the fact that similar uses, inclusive of retail and commercial functions are located in surrounding areas of the same zone and that the properties across the street are zoned for industrial use.

Proposed use of the site will have minimal impact on

the surrounding residential use being as access to this site is not associated with any of the surface streets connecting with the surrounding residential uses. The existing improvements for the site are the maximum distance feasible from these residential uses and most of the surrounding are, for the most part, undeveloped or developed for commercial use.

The reasonable use of this land is not feasible unless it is turned into the professional office use due to the site being undesirable for residential use due to its proximity and access to the high speed highway thus creating a hardship condition for the owner by making a reasonable return to the owner on the property unfeasible.

At this point as I had stated earlier so we don't think the granting would be detrimental to the public, we think it would be in the public interest because Dr. Prabhu is there, he pays his taxes, takes care about the building, he cares about it. I don't know what else to say, I think I covered all the things that your variance said. I don't know if it's clear. I'm sure you're going to ask some questions.

MR. FENWICK: You're not anticipating any enlargement of the building at this time?

DR. PRABHU: Not at this time.

MR. FENWICK: Only one doctor?

DR. PRABHU: Yes.

MR. KONKOL: Just for yourself, not for additional physicians? Are you the gentleman that purchased this from Charlie Grunin (phonetic) a year and a half ago?

DR. PRABHU: Yes.

MR. KONKOL: You came before this Board and you told us you were going to live there.

DR. PRABHU: Yes.

MR. KONKOL: Now, you want to vacate the premises as far as your residence and you're going to use the additional living space for office space?

January 27, 1992

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DR. PRABHU: Correct.

MR. KONKOL: Is that going to be all for you or for another physician?

DR. PRABHU: All for myself.

MR. KONKOL: Are you contemplating more physicians in there somewhere down the line?

DR. PRABHU: I don't think so.

MR. TORLEY: What is the difficulty with adding additional office space to the structure and maintaining your residence there.

MR. PRABHU: Not much of a space there.

MR. KARTIGANER: You also have a limitation on space when you got residential to commercial and the building, we just lost the building inspector but there's a limitation.

MR. LUCIA: Fifty percent of the floor area has to be for residential use.

MR. KARTIGANER: Correct.

MR. KONKOL: The zone is a mish-mosh, you have a furniture store, night club and a trailer park across the street; so, it's a mish-mosh. I have no problem with a professional office. The only problem I see with a lot of these residential homes, doctors take them over and when they don't live there, they become a hodge-podge, usually in back there's all kinds of garbage and stuff and that's the big complaint that I have about seeing a private residence.

MR. KARTIGANER: I think the back of the site right now is a swamp and there's a burned out shell back there.

MR. KONKOL: It's a tendency that when it's a swamp you have garbage and other debris thrown in there. Doctors and lawyers are particularly vulnerable in doing this. I think that's a point this Board should consider.

MR. FENWICK: He's not happy you put him in the same

category as a lawyer.

MR. KONKOL: I was always told to stay away from doctors and lawyers. I have no problem, I would like to see the premises kept up.

MR. FENWICK: Any other questions from the Members of the Board?

MR. TORLEY: You're correct, it's a strange zoning area.

MR. KARTIGANER: The area is very --

MR. FENWICK: My opinion is that the town ought to straighten it out in R-4 and right on 9W is ridiculous.

MR. TANNER: Definitely not conducive to residential.

MR. FENWICK: As these lots become available, these people are going to say I'm on a big time lot and you want me to put a house, that would be ridiculous.

MR. TORLEY: We are rather strictly guided and bounded by use variance.

MR. FENWICK: I don't know with this new law in effect.

MR. LUCIA: Use variances will stay the same and that is one of the things you might want to consider, many of the factors you cited in your presentation applied, it sounded like the zoning is inappropriate. If it is, that requires an application to the Town Board to change the zoning. That is much different in terms of proof than proving unnecessary hardship on a use variance. It's a fairly high hurdle, practical difficulty has no application so the only thing you need to prove to this Board is unnecessary hardship. When I say the only thing, I mean that as the sole thing, it's not a low hurdle, it's difficult.

There are three things you're going to have to prove to the Board to demonstrate unnecessary hardship. The first is the land cannot yield a reasonable return if used for any purpose presently allowed in the zone. That essentially is like it's going to be a financial hardship, I leave it to your discretion whether you want to engage real estate appraisal and present that

proof to the Board. If you're going to layout a real solid use variance case, certainly it would be in your interest to line up your proof as most effectively as you can.

The second thing is to have, show the owners plight is unique. That may pose some difficulty because most of what you have been saying is that the area is not conducive to residential use. Maybe he's not doing, uniqueness is one of the things this Board has to find in order to establish unnecessary hardship. Again, you know, maybe there's a way of arguing the use. You might talk to someone involved in real estate to try and demonstrate that. Do you have questions or --

MR. KARTIGANER: Yeah, my understanding if this was going to be referred to the Planning Board, we'd have to come from both the, or be referred to the Town Board, it would have to be at the recommendation of both Zoning and Planning Board.

MR. LUCIA: No, you can make your own application for zoning change. The Town Board may ask for guidance, most typically from the Planning Board. They could ask for it from the Zoning Board. But, your application is directly to the Town Board.

Okay, and the third thing that you would have to establish on a use variance is that the use for which the variance is requested will not alter the essential character of the locality. Again, upon what uses you can show there are or may or may not be true. Those are the three things you have to establish in order to prove unnecessary hardship. Take it from there and bring back whatever you think speaks to those issues.

MR. KARTIGANER: Okay. Well, maybe we need to expand on this but that's a lot of what was put into this letter. I don't know if that will be added in your comments.

MR. LUCIA: When you fill out the application, you'll have an opportunity if you want to fix or amend the letter, you can submit that plus more. If the Board sets you up for a public hearing, I'd like to see a copy of the deed and title policy and we're satisfied with the photographs that we have.

January 27, 1992

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MR. KARTIGANER: Okay.

MR. FENWICK: Any other questions from the Members of the Board? Do I have a motion for a public hearing?

MR. NUGENT: I make a motion that we grant him a public hearing.

MR. KONKOL: I'll second it.

ROLL CALL:

Mr. Torley	Aye
Mr. Konkol	Aye
Mr. Tanner	Aye
Mr. Nugent	Aye
Mr. Fenwick	Aye

MR. FENWICK: I don't know whether you were listening before about the fees.

MR. KARTIGANER: Fees quoted were different.

MR. LUCIA: They are different because this is not a residential property. The fee would be \$150 application fee plus a \$500 deposit against town consultant review fees, publication costs, stenographer, whatever. One for \$150 and one for \$500, both payable to the Town of New Windsor.

MR. FENWICK: This doesn't stop being residential, why would it change?

MR. LUCIA: Because the use which he's seeking is not obviously residential.

MR. FENWICK: So, it's based on the use?

MR. LUCIA: Right. What he's looking for. Also since this is a use variance, you're going to have to submit besides the application, a short form EAF.

MR. KARTIGANER: Okay.

MR. FENWICK: Notify the county.

MR. LUCIA: Yes, once we -- there's a county referral

January 27, 1992

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because you're on a State highway.

[illegible]

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 14 May 1996
SUBJECT: Prabhu Site Plan

Planning Board Reference Number: PB-91-30
Dated: 6 May 1996
Fire Prevention Reference Number: FPS-96-031

A review of the above referenced subject site plan was conducted on 14 May 1996.

This site plan is approved.

Plans Dated: 29 April 1996 Revision 4



Robert F. Rodgers; C.C.A.

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~WATER~~ SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 91- 30

DATE PLAN RECEIVED: RECEIVED MAY - 6 1996 Rev 2

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Dr Prabhu has been

reviewed by me and is approved ☒

~~disapproved~~ _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

Sam D. D'O - CHW - 5-14-96

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

RECEIVED MAY 14 1996

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

MAY 14 1996

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 91-30

DATE PLAN RECEIVED: RECEIVED MAY - 6 1996 Rev 2

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been

reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason _____

[Signature] 5/14/96
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF NEW WINDSOR P/B # 91-30
WORK SESSION DATE: 6 MARCH 96 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Resub Plan and EAF
PROJECT NAME: Prabhu
PROJECT STATUS: NEW _____ OLD X
REPRESENTATIVE PRESENT: Drew K.
MUNIC REPS PRESENT: BLDG INSP. VAC
FIRE INSP. Rich
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

➔ revise pre-exist non-conf note #4
➔ 8/8/8 on

1/2 1/4 cord Hr. *
DOT

lighting shown on plan.
must decide if P/H
need updated EAF

4MJE91 pbwsform



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 91-30

WORK SESSION DATE: 5 Apr 95

APPLICANT RESUB.
REQUIRED: New Plan

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Prabhu s/p

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: Brew K.

MUNIC REPS PRESENT: BLDG INSP. in bldg
FIRE INSP. 7th
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- A-15
- complies except Front Yd.
- ask to have it considered pre-exist
non-conforming.
- 4 spaces for truck + 1 ea. exam room
1 doctor +
- ~~Site Plan Area Over~~
X off other zoning info.
- next avail agenda.

4MJE91 pbwsform



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~WATER~~ SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 91- 30

DATE PLAN RECEIVED: RECEIVED APR 20 1995

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by

_____ for the building or subdivision of
Ponderany Prabhu has been
reviewed by me and is approved ✓
~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Dr. Prabhu has an existing water service -
Call water dept. for location of curb valve -

HIGHWAY SUPERINTENDENT DATE

Steve D. D. D. CAMO 4-21-95
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 24 April 1995

SUBJECT: Prabhu Site Plan

Planning Board Reference Number: PB-91-30

Dated: 20 April 1995

Fire Prevention Reference Number: FPS-95-024

A review of the above referenced subject site plan was conducted on 21 April 1995.

This site plan is acceptable.

Plans Dated: 20 April 1995 Revision 3

Robert F. Rodgers, C.C.A. (mvz)
Robert F. Rodgers, C.C.A.

RFR/mvz

12-16-91

91- 30

DEC -5 1991
ORIG

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~ SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
subdivision _____ as submitted by
Dr. A. Kartigane for the building or subdivision of
Pandurang Prabhu has been
reviewed by me and is approved ☒
~~disapproved~~

~~If disapproved, please list reason.~~

Should not interfere with water line.

HIGHWAY SUPERINTENDENT

John J. J.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
CC: M.E.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: TOWN FIRE INSPECTOR
DATE: 11 DECEMBER 1991
SUBJECT: PANDARANG PRABHU SITE PLAN

PLANNING BOARD REFERENCE NUMBER: PB-91-30

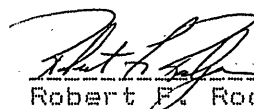
DATED: 5 DECEMBER 1991

FIRE PREVENTION REVERENCE NUMBER: FPS-91-081

A review of the above referenced subject site plan was
conducted on 11 December 1991.

This site plan is accepted.

PLAN DATED: 14 November 1991, Revision 2



Robert P. Rodgers; CCA

CC: M.E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 91-30

WORK SESSION DATE: 3 Dec 1991

APPLICANT RESUB.

REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: X

PROJECT NAME: Prabhu S/P

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Brew k.

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Rt 9W 2nd lot south of Stewarts
- District Office
- R-4 - ext HFO
- ZBA said didn't need SP app to P/B

need P/B referral to ZBA
for use variance for only office

Possible 12/11 agenda

4MJES1 pbwsform

DEC - 5 1991

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project OFFICES FOR DR. PANDRANG PRAPITHE
2. Name of Applicant DR. PANDRANG PRAPITHE Phone 914. 661 2040
Address 261 ROUTE 9W / 6 NEW WINDSOR, NY 12553
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record DR. PANDRANG PRAPITHE Phone —
Address —
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan DREW A. KARTIGANER AIA Phone 914. 662 4499
Address —
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney MR. DAN BUDD, ESQ. Phone —
Address —
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting DREW A. KARTIGANER Phone 662 4499
(Name)
7. Location: On the WEST side of 9W 6
2400 feet WIDE
(Street)
of Intersection w/ Blooming Grove Trk (RT 94)
(Direction)
(Street)
8. Acreage of Parcel 0.6 9. Zoning District R-4
10. Tax Map Designation: Section 17 Block 4 Lot 1.4.2
11. This application is for USE CHANGE TO
PROFESSIONAL OFFICE FROM RESIDENTIAL USE &
ACCESSORY USE

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name _____

NA

13. List all contiguous holdings in the same ownership NONE
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Dr. Pandarany Prabhu being duly sworn, deposes and says that he resides at 261 Rt 9W South New Windsor in the County of Orange and State of NY and that he is (the owner in fee) of 261 Rt 9W S, New Windsor, NY
(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized Drew A Kartiganer, Architect to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

6th day of December 1991

Linda M. Marasco
Notary Public

(Pandorany Prabhu)
(Owner's Signature)

(Pandorany Prabhu)
(Applicant's Signature)

(Title)

PROJECT I.D. NUMBER

817.21

SEQR

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR <u>DREW KARTIGANER, APRAISED</u> <u>DR. PANDRANG PRABHUE</u>	2. PROJECT NAME <u>MEDICAL OFFICES FOR DR. PRABHUE</u>
3. PROJECT LOCATION: Municipality <u>NEW WINDSOR, NY</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>#261 9W SOUTH / 1/2 MILE SOUTH OF 9W & 94 INTERSECTION</u> <u>NEAR THE TOWN OF NEW WINDSOR & CITY OF NEWBURGH LINE</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration <u>CHANGE OF APPROVAL</u>	
6. DESCRIBE PROJECT BRIEFLY: <u>THERE IS NO CONSTRUCTION PROPOSED—THE PROJECT IS TO</u> <u>CONFIRM A EXISTING MEDICAL OFFICE USE THAT WAS APPROVED</u> <u>AS A HOME OFFICE BY NEW WINDSOR WHEN THIS WAS A</u> <u>RESIDENTIAL ZONE/ THIS PROPOSED USE IS NOW ALLOWED IN THE NEW N.C ZONE</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>.56</u> acres Ultimately <u>.56</u> acres (<u>26,027 SF</u>)	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <u>DOT REVIEW FOR EXISTING CURB CUT</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <u>TOWN OF NEW WINDSOR USE FOR HOME OFFICE /</u>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>TO PROFESSIONAL OFFICE ONLY</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>DREW A. KARTIGANER, APRAISED</u>	Date: <u>5/2/96</u>
Signature: <u>[Signature]</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

WILL ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?

If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☒ No

WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.07

If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

NO

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

NO

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

NO

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

NO

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

NO

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

NO

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

NO

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☒ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☒ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

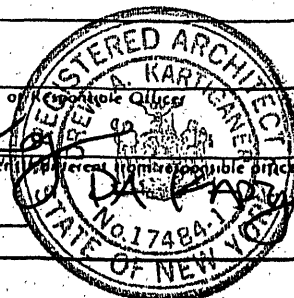
Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Prepared by (if different from responsible official)

Date



PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

DR. PANDARANG PRABHU, deposes and says that he
resides at 261 ROUTE 9W SOUTH / NEW WINDSOR, NY
(Owner's Address)

in the County of ORANGEand State of N.Y.and that he is the owner in fee of 261 ROUTE 9W S.NEW WINDSOR, NY 12653

which is the premises described in the foregoing application and

that he has authorized DREW A. KARTIGAWER, AIA / ARCHITECT

to make the foregoing application as described therein.

Date: 12-4-91

(Signature)
(Owner's Signature)

(Signature)
(Witness Signature)

Linda M. Marasco

LINDA M. MARASCO
Notary Public, State of New York
No. 4954785
Qualified in Orange County
Term Expires August 14, 1993

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

DEC - 5 1991

91-30

SEQR

 87-Text 12
 PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR DR. PANDARANG PRABHUE	2. PROJECT NAME OFFICES FOR DR. PANDARANG PRABHUE
3. PROJECT LOCATION: 261 QW SOUTH Municipality NEW WINDSOR, NY County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 261 QW SOUTH / ON THE SOUTH SIDE OF QW SOUTH IN TOWN OF NEW WINDSOR - APPROXIMATE 1/2 MILE SOUTH OF RT 94 INTERSECTION (BLOOMING GROVE TPK) & 1/4 MILE NORTH OF SILVER SPRINGS ROAD	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration /NO CHANGE IN BUILDING.	
6. DESCRIBE PROJECT BRIEFLY: CHANGE IN USE OF THE SITE TO PROFESSIONAL OFFICES FROM RESIDENTIAL USE W/ ACCESSORY PROFESSIONAL OFFICE	
7. AMOUNT OF LAND AFFECTED: Initially .6 acres Ultimately .6 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly USE VARIABLE REQUIRED FOR R-4 ZONE	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals ZONING BOARD USE VARIANCE	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval EXISTING BUILDING USE IN PLACE/ C.O. FOR RESIDENCE	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: DREW A. KARTIGANER	Date: 12/4/91
Signature: _____	

 If the action is in the Coastal Area, and you are a state agency, complete the
 Coastal Assessment Form before proceeding with this assessment

OVER

1

91-30

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.**☐ Yes ☒ No**B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.**☐ Yes ☒ No**C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)****C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:**

NO

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

NO

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

NO

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly.

YES, WILL REQUIRE ZONING VARIANCES. IT IS NOTED THERE ARE NO OTHER ANTICIPATED IMPACTS

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

NO

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

NO

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

NO

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?☐ Yes ☒ No If Yes, explain briefly**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

DEC - 5 1991

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <u>NA</u> Curbing Locations <i>on survey</i> |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <u>NA</u> Curbing Through |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | Section |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 31. <u>NA</u> Catch Basin Locations |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <u>NA</u> Catch Basin Through |
| 6. <input checked="" type="checkbox"/> Drawing Date | Section |
| 7. <input checked="" type="checkbox"/> Revision Dates | 33. <u>NA</u> Storm Drainage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 34. <u>NA</u> Refuse Storage |
| 9. <input checked="" type="checkbox"/> Site Designation | 35. <u>NA</u> Other Outdoor Storage |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet | 36. <input checked="" type="checkbox"/> Water Supply <i>Town</i> |
| of Site | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. <i>Town</i> |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 38. <u>NA</u> Fire Hydrants |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 39. <input checked="" type="checkbox"/> Building Locations <i>survey</i> |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 41. <u>NA</u> Front Building |
| 15. <input checked="" type="checkbox"/> Zoning Designation | Elevations |
| 16. <input checked="" type="checkbox"/> North Arrow | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 43. <u>NA</u> Sign Details |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 45. <input checked="" type="checkbox"/> Property Area (Nearest |
| 20. <u>NA</u> Existing Vegetation | 100 sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 46. <u>NA</u> Building Coverage (sq. |
| | ft.) |
| <u>PROPOSED IMPROVEMENTS</u> <u>NA</u> | 47. <u>NA</u> Building Coverage (% |
| 22. <input checked="" type="checkbox"/> Landscaping | of Total Area) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 48. <u>NA</u> Pavement Coverage (Sq. |
| 24. <input checked="" type="checkbox"/> Screening | Ft.) |
| 25. <input checked="" type="checkbox"/> Access & Egress | 49. <u>NA</u> Pavement Coverage (% |
| 26. <input checked="" type="checkbox"/> Parking Areas | of Total Area) |
| 27. <input checked="" type="checkbox"/> Loading Areas | 50. <u>NA</u> Open Space (Sq. Ft.) |
| 28. <input checked="" type="checkbox"/> Paving Details | 51. <u>NA</u> Open Space (% of Total |
| (Items 25-27) | Area) |
| | 52. <u>11</u> No. of Parking Spaces |
| | Proposed. |
| | 53. <u>10</u> No. of Parking |
| | Required. |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Draft Ky
Licensed Professional

Date: 12/4/91

